



HUNTINGTON BEACH PLANNING DEPARTMENT

2000 Main Street ♦ Huntington Beach ♦ CA ♦ 92648 ♦ 714/536-5271

Staff Members:

Howard Zelefsky
Director of Planning
Scott Hess, AICP
Planning Manager

Advance Planning:

Mary Beth Broeren, AICP
Principal Planner
Jane James
Senior Planner
Ricky Ramos
Associate Planner
Rosemary Medel
Associate Planner
Jason Kelley
Assistant Planner
Chris Davis
Administrative Analyst, Sr.

Current Planning:

Herb Fauland
Principal Planner
Wayne Carvalho
Associate Planner
Paul Da Veiga
Associate Planner
Ron Santos
Associate Planner
Rami Talleh
Assistant Planner
Susan Pierce
Plan Checker
Sergio Martinez
Plan Checker
Brian Hatfield
Student Intern

Code Enforcement:

Bill Zylla
Neighborhood
Preservation Manager
Michael Fuentes
Senior Code Enf. Officer
Al Brady
Code Enforcement Off.
Tony Duarte
Code Enforcement Off.
Tim Flanagan
Code Enforcement Off.
Richard Hedden
Code Enforcement Off.
Rich Massi
Code Enforcement Off.
Martha Villasenor
Code Enforcement Off.

Administration:

Cathy Salcedo
Administrative Asst.
Ramona Kohlmann
Admin. Secretary
Kathryn Schooley
Office Asst. II
Judy Demers
Office Asst. II
Gary Brunner
Intern

February 21, 2006

SUBJECT: SUMMARY OF 2005 ACCOMPLISHMENTS

Successful urban planning considers local identity, respect for natural, artistic and historic heritage, an understanding of the "urban grain" or "townscape," pedestrians and other modes of traffic, utilities and natural hazards, such as flood zones. Planners are important in managing the growth of cities, applying tools like zoning to manage the uses of land, and environmental review to mitigate the impacts of development. Code Enforcement ensures the implementation of community standards. Traditional planning departments contain two or three divisions to perform these functions. The City of Huntington Beach Planning Department follows this traditional model and is comprised of the following divisions:

- **Advance Planning** – which maintains the General Plan, environmental review, long-term projects, and policy documents;
- **Current Planning** – which reviews and processes development applications according to the General Plan and Zoning Code, provides counter staff, and provides plan checking services;
- **Neighborhood Preservation/Code Enforcement** – which maintains and improves the quality of life throughout the community, eliminates blight within the city's neighborhoods, responds to complaints regarding property maintenance issues, code violations and maintains compliance with the Zoning Code.

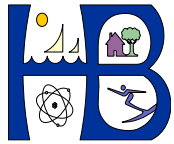
2005 was a successful year with projects ranging from the large such as Pacific City and Bella Terra to assisting City homeowners with room additions. Significant progress was made on a number of major projects last year, in addition to completing on-going work and a variety of smaller assignments. Enclosed you will find a summary of these accomplishments. I am proud of our staff and our accomplishments for 2005.

Sincerely,

Howard Zelefsky
Director of Planning

CITY OF HUNTINGTON BEACH QUALITY SERVICE MISSION STATEMENT:

"To maintain a safe community, a high quality of life, the most cost-effective and highest quality service, facilities, and products in response to the changing needs of our community."



ADVANCE PLANNING DIVISION

The Advance Planning Division worked on numerous projects in the past year. A list of key projects is provided below.

- Recirculated EIR for Poseidon Desalination Project certified
- Bolsa Chica Fiscal Analysis for the Brightwater Project completed
- Local Coastal Program Amendment for Timeshares in downtown submitted to Coastal Commission
- Surplus School Site Purchasing Plan prepared and approved
- General Plan Conformance for acquisition of acreage at Lamb and Wardlow School Sites approved
- Emergency CDP and CDP for Berm Stabilization at the NESI site issued
- Mitigation Monitoring for Pacific City Project (Archaeological, Biological and Site Remediation) completed
- Began work on the EIR and General Plan Amendment for the Newland Street Residential Project (former CENCO tank farm site)
- Worked on Beach Boulevard project (processed a General Plan Amendment, began work with City Council subcommittee and held a workshop on development opportunities)
- Continued work on Poseidon Desalination Project CUP/CDP
- Continued work on Entitlement Streamlining and other Zoning Text Amendments
- Continued preparation of Edinger Corridor Specific Plan
- Worked on Inclusionary Housing In-lieu fee
- Began work with City Council subcommittee on FARs/Mansionization issue
- Began update to City's Community Profile
- Began work on the General Plan Circulation Element Update

The Division also continued work on a number of ongoing and recurring projects:

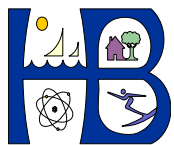
- Floodplain management activities (annual review of FMP, annual CRS recertification, flood brochure, monitor new construction)
- Published the 2004 Annual Report
- Orange County Projections 2006 population and employment projections
- Editorial support to Department web site
- Participated in citywide Fee Study, reducing fees for many entitlements
- Assisted in preparation of citywide Strategic Plan
- Initiated a Department Newsletter

In addition, the Advance Planning Division continues to provide staff support for the following:

- Design Review Board
- Environmental Board
- Environmental Assistance Committee

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CURRENT PLANNING DIVISION

The following is a summary of 2005 accomplishments by the Current Planning Division:

Staff support at the zoning counter:

- An estimated **9,000** telephone and **14,000** walk-in inquiries were received.
- Received **571** applications for zoning entitlement processing
- Performed **2,296** plan checks for zoning compliance; **59** grading and **53** landscaping plans.
- Processed **3** final parcel maps, **3** final tract maps and **19** Lot Line Adjustments.
- Development Assistance Committee - reviewed **10** issues or conceptual plans.
- Issued **10** letters confirming property exemption from flood insurance.
- Issued **40** zoning conformance letters.
- Received over **1,200** calls inquiring about flood information.
- Mailed approximately **15,000** flood information brochures to properties in HB floodplain.
- Mailed approximately **30,500** public hearing notices.

Entitlement Processing:

- Processed **21** applications to the Planning Commission and discussed **45** items at Study Session.
- Processed **75** applications to the Zoning Administrator.
- Processed **35** applications to the Design Review Board and **2** to the DRB Secretary.

Projects reviewed by the Planning Commission:

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| ■ ZTA – Appeals/Specific Plans | ■ Toyota Demo & Rebuild – Appeal |
| ■ ZTA – Fence Extensions/NN | ■ Target Deliveries – Appeal |
| ■ ZTA - RLUIPA | ■ Doo Wall – Appeal |
| ■ ZTA - Timeshares | ■ EPA – Calvary Chapel |
| ■ Kelter – 28 Unit Subdivision | ■ EPA – Tsunami Sushi |
| ■ Bonanni – 19 Unit Subdivision | ■ Parking Master Plan Annual Review |
| ■ Roosevelt Townhomes – 13 Units | ■ Flood Management Plan Annual Review |
| ■ Gergen Mixed-Use | ■ Platt College |
| ■ Koury Mixed-Use | ■ GPC – Lamb/Wardlow Schools |

Processed five residential subdivisions totaling **66** units as follows:

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|----------------------------------|--------------------------------|
| ■ Kelter Residential (28 Units) | ■ Dunbar Residential (4 Units) |
| ■ Bonanni Residential (19 Units) | ■ Truong Residential (2 Units) |
| ■ Roosevelt Townhomes (13 Units) | |

Processed one commercial subdivision as follows:

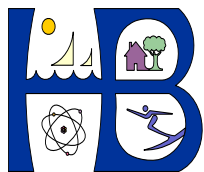
- Beachmont Plaza

Processed one Site Plan Review and two amendments (Boeing) for industrial development as follows:

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|--|--------------------------------------|
| ■ Burke Office Building | ■ Burke Industrial Bldg. (amendment) |
| ■ Delta Ln. Industrial Bldg. (amendment) | |

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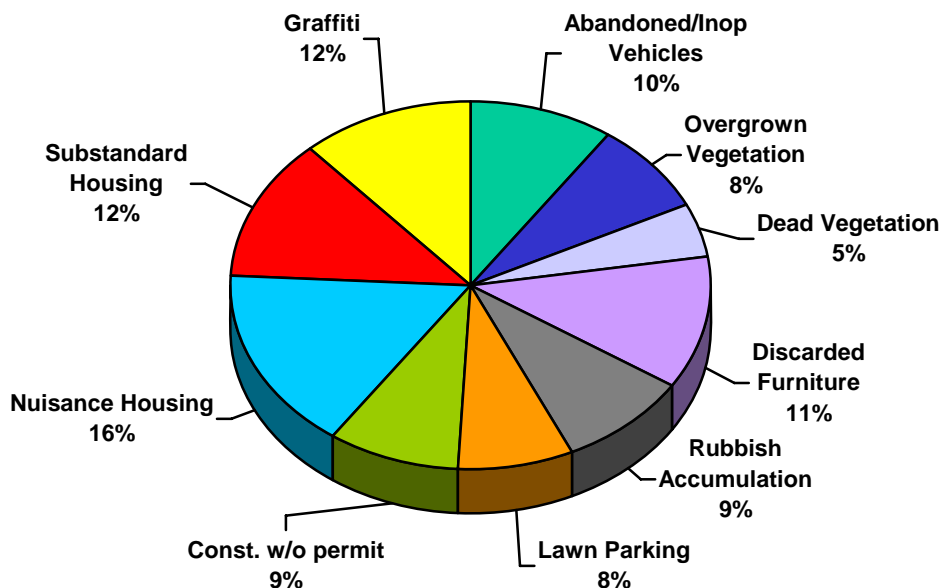


NEIGHBORHOOD PRESERVATION/ CODE ENFORCEMENT DIVISION

In 2005, the Code Enforcement/Neighborhood Preservation Division continued to see success in its efforts to maintain and improve the quality of life throughout the community through education, communication, and enforcement action. Over the course of the year, the division opened 3,906 new cases, conducted over 5,550 inspections, and successfully resolved almost 95% of all cases through voluntary compliance.

Other achievements for 2005 include:

- Initiated 1,313 proactive cases to address code violations they observed while in the field before receiving an initial complaint from a citizen.
- Issued 195 citations for non-compliance when violators did not respond to requests for compliance.
- Coordinated efforts with the Public Nuisance Task Force to address 20 nuisance properties with the cooperation of Police, Fire, Building, Public Works, and the City Attorney's Office.
- Participated in the launch of the CityView software, designed to enhance Code Enforcement's ability to track and store data on enforcement cases, and improve access to information from the Planning, Building, and Treasurer's Departments.
- Break down of top 10 Code Enforcement Complaints in 2005:



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